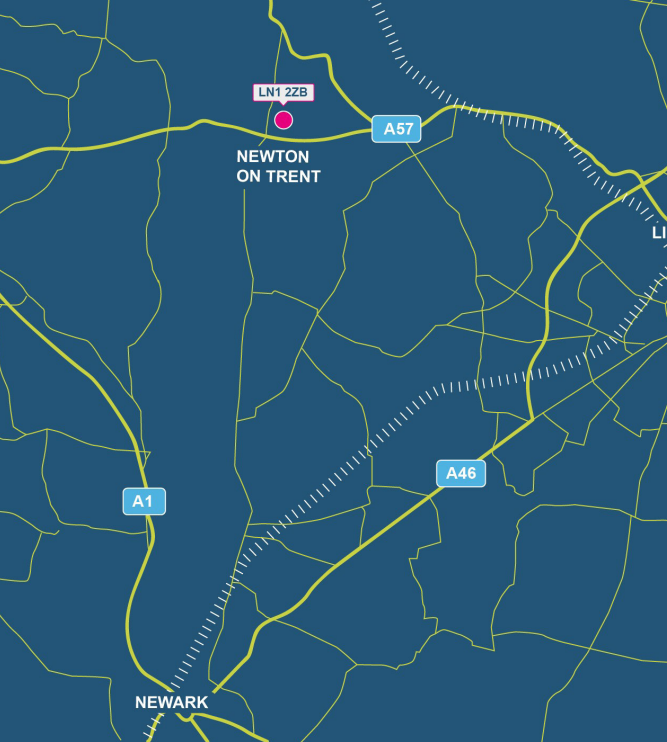




# BANKS LONG&Co

FURROWLAND COMPLEX, NEWTON ON TRENT,  
LINCOLN, LN1 2ZB

- Industrial units
- 144 sq m (1,556 sq ft) to 207 sq m (2,223 sq ft)
- Cost-effective accommodation
- Quick access to the A57 and A1
- **TO LET**



## LOCATION

The available accommodation is located on the Furrowland Complex, just off the A57 at Newton on Trent. It occupies a strategic location to the North West of Lincoln and therefore provides quick access to the A57 and the A1.

## PROPERTY

The premises comprise single storey industrial units with corrugated sheet clad walls, surmounted by similarly clad pitched roofs. Each unit has solid concrete floor and vehicular access doors.

Unit 1 benefits from extensive mezzanine storage.

Unit 2 has a minimum working height of 4.7m.

Externally, the units have use of communal WCs, parking, loading and circulation..

## ACCOMMODATION

Having measured the accommodation in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following Gross Internal floor area:

|                |          |               |
|----------------|----------|---------------|
| <b>Unit 1</b>  | 145 sq m | (1,556 sq ft) |
| Plus mezzanine | 133 sq m | (1,432 sq ft) |

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|               |          |               |
|---------------|----------|---------------|
| <b>Unit 2</b> | 208 sq m | (2,234 sq ft) |
|---------------|----------|---------------|

## SERVICES

We understand that mains supply of water and electricity are connected to the complex. Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

Interested parties are advised to make their own investigations to the Local Planning Authority.

## RATES

**Charging Authority:** to be confirmed  
**Description:** Workshop and Premises  
**Rateable value:** to be confirmed  
**UBR:** 0.504  
**Period:** 2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## TENURE

The units are available To Let for a term of years to be agreed.

## RENT

**Unit 1: £9,000 per annum exclusive**

**Unit 2: £10,800 per annum exclusive**

## SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the complex.

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.